043.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,700 / 1,049,700
					USE VALUE:	1,049,700 / 1,049,700
					ASSESSED:	1,049,700 / 1,049,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHESON JEAN K
Owner 2:	
Owner 3:	
Street 1:	360 COMMONWEALTH AVE
Street 2:	
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry: Own Occ: N
Postal:	02467 Type:

PREVIOUS OWNER

Owner 1:	MATHESON DANIEL N-ISABELLE -
Owner 2:	-
Street 1:	360 COMMONWEALTH AVE
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry:
Postal:	02467

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	599,200		450,500	1,049,700
Total Card	0.110	599,200		450,500	1,049,700
Total Parcel	0.110	599,200		450,500	1,049,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.39 | /Parcel: 456.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30380

GIS Ref

GIS Ref

Insp Date 11/12/18

!3670!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	599,200	0	4,770.	450,500	1,049,700		Year end	12/23/2021
2021	104	FV	572,600	0	4,770.	450,500	1,023,100		Year End Roll	12/10/2020
2020	104	FV	572,800	0	4,770.	450,500	1,023,300	1,023,300	Year End Roll	12/18/2019
2019	104	FV	422,300	0	4,770.	478,600	900,900	900,900	Year End Roll	1/3/2019
2018	104	FV	422,300	0	4,770.	349,100	771,400	771,400	Year End Roll	12/20/2017
2017	104	FV	396,700	0	4,770.	304,100	700,800	700,800	Year End Roll	1/3/2017
2016	104	FV	396,700	0	4,770.	259,000	655,700	655,700	Year End	1/4/2016
2015	104	FV	354,700	0	4,770.	253,400	608,100	608,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:26:08

LAST REV

Date	Time
07/12/21	13:12:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHESON DANIEL	78088-592		6/24/2021	Estate/Div		No	No		Deed of Distribution
	7476-219		1/1/1901	Family		No	No		Daniel N Matheson dod 7/21/1990

USER DEFINED

Prior Id # 1:	30380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2004	1000	Redo Kit	62,000	C		G6	GR FY06	RENOVATE 2 KIT/2 B

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	345	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
4/22/2000	Inspected	276	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA:	0.10950	Total SF/SM:	4770	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,479	Spl Credit		Total:	450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10652173
Const Adj.:	0.98000199
Adj $ / SQ:	195.191
Other Features:	121900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671743
Depreciation:	72548
Depreciated Total:	599195

COMMENTS

OF=WET BAR, SINK IN PANTRY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

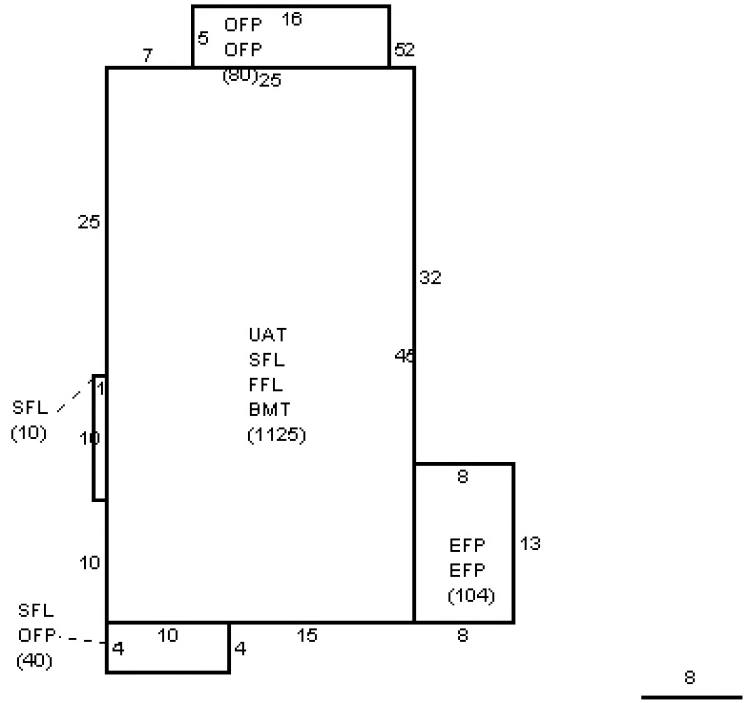
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.19
Special Features:	0	Val/Su Net:	145.65
Final Total:	599200	Val/Su SzAd	260.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,175	195.190	229,349
BMT	Basement	1,125	58.560	65,877
FFL	First Floor	1,125	195.190	219,590
UAT	Upper Attic	281	78.080	21,959
EFP	Enclos Porch	208	39.510	8,218
OFP	Open Porch	200	24.260	4,851

Net Sketched Area:	4,114	Total:	549,844

Size Ad	2300	Gross Area	4958	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	